

TOWN AND COUNTRY PLANNING DEPARTMENT

The 6th January, 1989

No. 32 JD-89/305.—In exercise of powers conferred by sub-section (4) of section 5 of the Punjab Scheduled Roads and Controlled Areas Restriction of the Unregulated Development Act, 1963, the Governor of Haryana is pleased to publish the Development Plan along with the restrictions and conditions proposed to be made applicable to the controlled area covered by it (given in annexure A & B) to the Development Plan at Gohana, approved under sub-section (3) of the said section for the information of all persons likely to be affected thereby.

2. Notice is hereby given that the draft of the plan shall be taken into consideration by the Government after the expiry of thirty days from the date of publication of this notification in the official gazette together with any objection or suggestion which may be received by the Director, Town and Country Planning, Haryana, Sector 18, Chandigarh, from any person in writing in respect of such plan, before the expiry of the period so specified.

The relevant plans appended are :—

- (i) Gohana Existing Landuse Plan, Drawing No. D. T. P. (S) 508/82, dated 1st March, 1982.
- (ii) Gohana Development Plan-2001, Drawing No. D. T. P. (S) 523/83, dated 14th February, 1983.

ANNEXURE 'A'

Explanatory note on the Development Plan of Controlled Area Gohana

1. Introduction :

Gohana, a sub-divisional headquarters, associated with 'B' class Municipality having a population of 26,209 persons in 1981, the second biggest "Niwar" manufacturing town in India, situated within the National Capital Region on the junction of Sonapat-Jind, Panipat-Rohtak and Gohana-Bhiwani State highways, directly connected with Delhi broadgauge railway line and one of the rapidly developing towns in Haryana, really necessitates the preparation of Development Plan for its balanced and planned future development. The trend of population growth of the town is illustrated as below :—

Year	Population	Decade Variation	Percentage growth
1941	6,818
1951	8,796	1,978	+29.01
1961	11,076	2,280	+25.92
1971	16,754	5,682	+51.30
1981	26,209	9,451	+56.30

The Gohana town is functioning as an important commercial, administrative and service centre for its hinter land, as a result, it is growing very rapidly from the last two decades. The population of Gohana town is growing at increasing rate as its population increased more than 50.00 per cent during the period of 1961—71 and 1971—81. Keeping in view the above trend of growth, it is estimated that the population of the town will increase by more than sixty per cent during the present and coming decade. It is, therefore, estimated, that with the implementation of better framed development programme, the town will have a population of 75,000 persons by the year of 2001 A. D.

2. Objectives of Controlled Area :

With the rapid increase of population, the town is sprawling haphazardly in the outskirts. The main haphazard development is witnessed towards western side of the town particularly on Jind Road, Baroda Road, Meham Road and Rohtak Road as this area is free from flood. Moreover with the setting up of police lines and civil courts on Jind Road, 25-bedded civil hospital and grain market on Baroda Road and Bus Stand on Rohtak Road, the prospectus of development has increased towards western side of the town. Towards north-eastern and southern sides of the town, the drain No. 8 is the main physical barrier for its future expansion, as a result no major economic activity is coming up in this area. However, with the remodelling of drain No. 8, the area has become almost free from floods and thereby now, haphazard development has started towards eastern side of the town particularly on Sonipat and Panipat Roads.

In order to check up the haphazard development and to channelise the urban growth in a planned way, controlled area has been declared around Gohana town,—vide Haryana Government Gazette Notification No. 12759-10DP-82/3531, dated 3rd March, 1982, published on 27th April, 1982.

3. Prospectus and Limitations for Development :

The Gohana town is bounded by drain No. 8 from its northern, eastern and southern sides which is a physical barrier for its viable growth in the said directions. Moreover, the above sides of the town are characterised with comparatively low areas which are liable to be flooded and hence unfit for extensive physical development. Therefore, the only physically possible and economically viable direction left for the expansion of the town is towards the western side and in fact the town has rapidly expanded in this direction during the last decade. Apart from the above-mentioned prospect in the western side of the town topography and the hydrology are conducive for extensive urban development.

4. Existing Infrastructure and Problems :

The Gohana town is characterised with unbalanced development having inadequate residential, commercial and industrial areas. The core of the town has a population density of more than 150 persons per acre. The town does not have any consolidated unit of central business district with respect to community facilities, the Gohana town has only one 25-bedded Civil Hospital, one college, three high schools and 5 Primary schools which are inadequate and unevenly located to serve the existing as well as proposed population. The recreational facilities are negligible as there is no park/other recreational institutions.

The existing town is also suffering from confused land use pattern. Existence of poorly situated unbalanced neighbourhoods, presence of slums, unplanned shopping areas without parking facilities, inadequate and unfavourable location of grain market, lakar mandi and vegetable market, defective circulation and level crossings of railways resulting into delays and traffic jams, lack of adequate water supply, sewerage and drainage facilities.

5. Extent of various Land uses:

Keeping in view the natural trend of growth as well as prospects and limitations for its future development, the town is proposed to expand towards its western side between Rohtak road and Jind road. The proposed land uses and circulation pattern have been co-ordinated with the existing town in a systematic way.

In order to accommodate projected population of 75,000 persons up to 2001 A. D. an attempt has been made to prepare a development plan in a co-ordinated way for the controlled area, as well as for the areas falling within Municipal Limits of Gohana Town. However, the proposals shown

within the Municipal Limit are not statutory and will only provide guidelines for future development. The various landuses proposed in the Development Plan are as under :—

PROPOSED LAND USES

Serial No.	Land uses category	Area within Municipal limits (area in acres).	Area outside Municipal limits (area in acres)	Total area in acres	Percentage to total areas
1.	Residential	673	267	940	50.11
2.	Commercial	150	..	150	8.00
3.	Industrial	5	245	250	13.32
4.	Transport and Communication	144	56	200	10.67
5.	Public Utility	20	..	20	1.06
6.	Public and Semi-Public Uses	130	..	130	6.93
7.	Parks and Open spaces	178	8	186	9.91
Total		1,308	576	1,876	100.00

(including 383 acres existing)

5. Description of Land Uses:

- 6.1. *Residential.*—Part of the existing residential area situated on the mound is very congested having population density of more than 150 persons per acre. Whereas the other areas have an average density of 75 persons per acre. Consequently an area of 940 acres has been provided for residential purposes with overall density of 80 persons per acre as this town is acting for the last many years as an old Mandi Town. The above provision will accommodate 75,000 persons of the proposed town.
- 6.2. *Commercial.*—At present Gohana Town does not have any consolidated unit of central business District. Moreover the existing wholesale grain market, Timber Market, Vegetable Market (all having an area of 20 acres approximately) are very much inadequate to cope with the present as well as proposed population of the town. Keeping in view the requirement of the commercial area of the town and its hinterland, an additional area of 130 acres has been proposed under commercial use, out of which 100 acres has been envisaged for wholesale business such as grain market, timber market and vegetable market and 30 acres has been envisaged for central business district.
- 6.3. *Industrial.*—The 'Niwar' manufacturing (Household industries) is the main specialised industry of the town. People are running their 'Niwar' manufacturing Khadies at their own houses as a result the town has no consolidated industrial area. Thus there is a need to settle these Niwar manufacturing small units in new planned industrial area. Keeping in view the above requirement and to strengthen the economic base of the town an area of 250 acres has been earmarked for industrial purpose. On the basis of 20 workers per acre, the above proposed industrial area will accommodate about 5,000 industrial workers. However, small scale industries under the rural industries scheme may also be allowed in the rural zone.

6.4. *Transport & Communication*.—An area of 200 acres has been earmarked for use of transport and communication. The hierarchy of roads as mentioned below has been followed in the Development Plan :—

S. No.	Hierarchy of Road	Name of road	Width
1.	V-1	(a) Gohana-Jind Road	Existing
		(b) Gohana-Meham Road	Do
		(c) Gohana-Rohtak Road	Do
		(d) Gohana-Sonipat Road	Do
		(e) Gohana-Panipat Road	Do
2.	V-2	Proposed periphery road as shown in the Dev. Plan	60 Metres
	V-3	Sector Roads	30 Metres

Rohtak-Panipat Railway line passes through the Gohana Town. In order to check the traffic bottlenecks at level crossings on the railway lines, three overbridges have been proposed as shown in the Development Plan. An area of 10 acres has been reserved on Rohtak road for the establishment of Bus Depot adjoining existing bus-stand.

6.5. *Public Utility*.—The town is suffering from inadequate water supply and sewerage system. In the Development Plan an area of 20 acres has been proposed for the extension of waterworks. The site for sewerage disposal will be earmarked in the agricultural zone after conducting detailed levelling survey of the town by the Public Health authority.

6.6. *Public and Semi-Public Uses*.—The area under public and semi-public uses is very inadequate. The Gohana town is a sub-divisional headquarters. All its offices are located in adequate and dilapidated buildings. Therefore, an area of 92 acres has been proposed for sub-divisional administrative complex and other public and semi-public uses on Rohtak road.

6.7. *Parks and Open spaces*.—At present the town has no organised parks and open spaces. Keeping in view the requirement of the town an area of 186 acres has been reserved for parks and open spaces. Green belts have also been proposed along industrial sectors and railway line wherever necessary and possible to save residential area from the environmental pollutants.

7. Zoning Regulations :

The legal sanctity to the proposals regarding land use is being given effect to by set of zoning regulations which form part of this Development Plan. These regulations will govern the change of land use standards of development. They also detail out allied and ancillary uses and stipulate that all development change of land use shall be in accordance with the details shown in the sector plans for each sector to guide the development and enforce proper control.

ANNEXURE 'B'

ZONING REGULATIONS

Zoning regulations governing use and development of land in the controlled area, Gohana as shown in drawing No. D.T.P.(S) 523/83, dated 14th February, 1983.

I. General :

- (i) These zoning regulations forming part of the Development Plan for the controlled area shall be called zoning regulations of the Development Plan for Gohana Controlled Area.

- (ii) The requirements of these Regulations shall extend to the whole of the area covered by the Development Plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 and the rules framed thereunder.

II. Definitions.—In these regulations—

- (a) 'Approved' means approved under the rules.
- (b) 'Building rules' means rules contained in Part VII of the rules.
- (c) 'Drawing' means drawing No. D.T.P.(S) 523/83, dated 14th February, 1983.
- (d) 'Floor Area Ratio' (FAR) means the ratio, expressed in percentage between the total floor area of a building on all floors and total area of the site.
- (e) 'Group Housing' means housing in block without division into streets and independent plots with necessary open spaces and sites for community facilities.
- (f) 'Light Industry' means industry having a total investment of less than 10 lakhs but not likely to cause injurious or obnoxious noise, smoke, gas, fumes, odours, dust, effluent etc. and any other nuisance to an excessive degree and motivated by electric power and other means except solid fuel.
- (g) 'Medium Industry' means an industry having a total fixed capital investment of more than 10 lakhs but less than 1 crore and not likely to cause injurious or obnoxious noise, gas, fumes, odours, dust, effluent etc.
- (h) 'Service Industry' means an industry, the manufactures and product of which is generally consumed within the local area for example, bakeries, ice-cream, aerated water, atta chakies with power, laundry, dry cleaning and dyeing repair and service of automobile scooters and cycles repair or household utensils, shoes making and repairing and fuel depot etc.
- (i) 'Material Date' means 27th April, 1982 on which date the land within controlled area was notified,—vide Haryana Government Gazette Notification No. 12759-10 DP-82/3531, dated 3rd March, 1982 appearing in Haryana Government Gazette of 27th April, 1982.
- (j) 'Non-Conforming Use' in respect of any land or building in a controlled area means the existing use of such land or building which is contrary to the major land use specified for the part of the area in the Development Plan.
- (k) 'Public Utility Building' means any building required for running of public utility service such as water supply, drainage, electricity, post and telegraphs, transport and for any other Municipal Service including a fire station.
- (l) 'Farm House' shall mean a house constructed by the owner of a farm of this land for the purpose of :—
 - (i) dwelling unit, i.e. main use; and
 - (ii) farm shed i.e. ancillary use.

Notes :—The construction of the farm house shall be governed by the restrictions given under clause regarding "provision of farm houses outside Abadi-deh in rural/agricultural zone."

- (2) The farm sheds shall be governed by the restrictions mentioned in clause regarding building control and site specifications.

Ledge or Tand :—A shelf-like projection, supported in any manner whatsoever, except by means of vertical supports within a room itself but not having projection wider than one metre.

Loft :—An intermediary floor on a residential space in a pitched roof, above normal floor level with a maximum height of 1.5 metre and which is constructed or adopted for storage purposes.

Mezzanine floor : —An intermediate floor above ground level with area of mezzanine restricted to 1/3 of the area of that floor and with a minimum height of 2.2 metres.

Subservient to agriculture : —shall mean development and activities, which are required to assist in carrying out the process of 'agriculture' such as tubewells, pump chambers, wind mills, irrigation drains, pucca platforms, fencing and boundary walls, water hydrants etc.

(m) 'Rules' mean the Punjab Scheduled Roads and Controlled Area Restriction of Unregulated Development Rules, 1965.

(n) 'Sector Density' and 'Colony Density' shall mean the number of persons per acre in sector area or colony area as the case may be.

Explanation.—(i) In this definition the 'Sector Area' or 'Colony Area' shall mean the area of the sector or of colony as bounded within major road system shown on the drawings in the case of sector and on the approved layout plan of the colony in the case of a colony excluding the area unfit for building development within the sector or colony as the case may be.

(ii) For the purpose of calculation the sector density or colony density, it shall be assumed that 55 per cent of the sector area or colony area will be available for residential plots including the area under group housing and that every building plot shall on the average contain two dwelling units each with a population of 4.5 persons per dwelling unit or 9 persons per building plot.

In the case of shop-cum-residential plot, only one dwelling unit shall be assumed.

(o) 'Site Coverage' means the ratio expressed in percentage between area covered by the ground floor of a building and the area of the site.

(p) The term 'Act', colony, coloniser, 'Development Plan' shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 and

(q) In the case of doubt any other term shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963.

III. Major Land Uses Zones.

For purpose of these regulations parts of the controlled area indicated on the drawing shall be reserved for the following major Land uses and to be designated as such:

Main Code

- (i) 100 Residential Zone.
- (ii) 200 Commercial Zone.
- (iii) 300 Industrial Zone.
- (iv) 400 Transport and Communication Zone.
- (v) 500 Public Utilities Zone.
- (vi) 600 Public and Semi Public Uses Zone.
- (vii) 700 Open Space.
- (viii) 800 Agricultural Zone.

IV. Division into Sector.—

Major land uses mentioned at Serial Nos. (i) to (iii), (vi) and (vii) in regulations III above which are land uses for development and building purposes have been divided into sector as shown in the drawing by sector boundaries.

V. Detailed land use within major uses.—

Main ancillary and allied uses which subject to other requirements of these regulations and of the rules may be permitted in the respective major land use zones are listed in Appendix 'A' subjoined to these Regulations.

VI. Sector not Ripe for Development.

Notwithstanding the reservation of various sectors for respective land use for building purpose the Director may not permit any change in the land use or allow construction of building thereon from consideration of compact and economical development of the controlled area of till such time as availability of water supply, drainage arrangements and other facilities for these sections are insured to his satisfaction.

VII. Sector to be developed exclusively through Government Enterprises.—

- (i) Change of land use and development in sectors which are meant for commercial and semi-public use shall be taken only and exclusively through the Government or a Government undertaking or a public authority approved by Government in this behalf and no permission shall be given for development to any private coloniser, company or person.
- (ii) Notwithstanding the provisions of clause (i) above, the Government may reserve at any time any other sector for development exclusively by it or by the agencies mentioned above.

VIII. Land Reservations for Major Road.—

- (i) The width and land reservation of the roads indicated on the drawing shall be as follows:—

(i) Major Roads indicated	= Existing width
V-1 (a) Gohana-Jind Road	.. Existing width
V-1 (b) Gohana-Meham Road	.. Existing width
V-1 (c) Gohana-Rohtak Road	.. Existing width
V-1 (d) Gohana-Sonipat Road	.. Existing width
V-1 (e) Gohana-Panipat Road	.. Existing width
(ii) Major Roads marked as V-2	.. 60 Metres
(iii) Major Roads marked as V-3	.. 30 Metres
(ii) Width and alignment of other roads shall be as per sector plan or as per approved layout plans of colonies.	

IX. Development to conform to Sector Plan and Zoning Plan.—

Except as provided in regulation, no land within a major land use shall be allowed so be used and developed for building purposes unless the proposed use and development is according to the details indicated in the sector and zoning plans and of the approved layout plan of the colony in which the land is situated

X. Industrial non-conforming uses:

With regard to the existing industries in zones other than industrial zone in the development plan, such industrial non-conforming uses may be allowed to continue for a fixed period to be determined by the Director but not exceeding 10 years, provided that the owner of the industry concerned—

- (a) Undertakes to pay to the Director, as determined by him the proportionate charges towards the external development of site and when called upon by the Director to do so in this behalf, and
- (b) During the interim period, makes satisfactory arrangement for the discharge of effluent to the satisfaction of the Director.
- (c) Does not undertake future expansion within the area of the non-conforming use.

XI. Discontinuance of non-conforming use.

- (i) If a non-conforming use of land has remained discontinued continuously for a period of two or more years it shall be deemed to have been terminated and the land shall be allowed to be re-used or re-developed only according to the conforming use.
- (ii) If a non-conforming use building is damaged to the extent of 50 per cent or more of its production value by fire, floods, explosion, earthquake, war, or any other natural calamity it shall be allowed to be redeveloped only for conforming use.
- (iii) After lapse of the period fixed under regulation X the land shall be allowed to be re-developed only for conforming use.

XII. Density, size and distribution of plots.

- (i) Every residential sector shall be developed to the sector density prescribed for it, subject to a maximum of 20 per cent variation allowed on either side of the prescribed sector density.
- (ii) In the case of a residential colony allowed under regulation XVII, the average colony density of the area shall not exceed the limit as laid down below:—

For area upto 100 Hectares .. 250 persons/hect.

For larger than 100 Hectares .. 150 persons/hect.

XIII. Individual sites to form part of Approved Layout or Zoning Plan.

No permission for erection or re-erection of building on a plot shall be given unless:—

- (i) The plot forms a part of an approved colony or the plot i. e. such for which relaxation has been granted as provided in regulation XVIII.
- (ii) The plot is accessible through a road laid out and constructed upto the situation of plot to the satisfaction of the Director.

XIV. Site coverage and height of building in various uses.

Site coverage and height upto which building may be erected within independent residential and industrial plots shall be according to the provisions contained in chapter VII of the rules. In the case of other categories the maximum site coverage and the floor area ratio subject to architectural control, as may be imposed under Regulation XVI shall be as under:—

Type of use	Maximum coverage on ground floor	Maximum floor area ratio
(i) Group Housing	25 per cent	150%
(ii) Government offices	25 per cent (including parking and garages)	150%
(iii) Commercial plots within Central Business Zone	50% If air-conditioning is not done. 75% if air-conditioning is done.	150%

Type of use	Maximum coverage on ground floor	Maximum floor area ratio
(iv) Commercial plots within Neighbourhood* shopping centre	50%	125%
(v) Ware Housing	75%	150%

(XV) BUILDING LINES IN FRONT, SIDE AND REAR

- (i) Building line in front, side and rear of every building shall conform to the building lines shown on the zoning plan of the sector or the colony.
- (ii) In case no zoning has been prepared the building lines shall be governed by the rules.

(XVI) ARCHITECTURAL CONTROL

Every building shall conform to architectural control wherever, and if any, specified in the architectural control sheets accompanying the sector plan or the layout plan or the zoning plan of the approved colony as prepared under rule 50.

(XVII) RELAXATION OF LANDUSE WITHIN THE AGRICULTURAL ZONE

In the case of any land lying in agricultural zone Government may relax the provision of this development plan.

- (a) For use and development of the land into a residential or industrial colony, provided the coloniser had purchased the land for the said use and development prior to the material date and the coloniser secures permission for this purpose as per rules.
- (b) For use of land as an individual site (as distinct from an industrial colony) provided that ;
 - (i) the land was purchased prior to the material date;
 - (ii) the Government is satisfied that the need of the industry is such that it cannot await alternative allotment in the proper zone.
 - (iii) The owner of the land undertakes to pay the Director as determined by him proportionate charges towards the development of this land and when called upon the Director in this behalf and during the interim period makes satisfactory arrangement for discharge of effluent.

*Explanation:—*The word 'purchase' in this regulation shall mean acquisition of full proprietary rights and not lesser title such as an agreement to purchase etc.

(XVIII) PROVISIONS OF FARM HOUSE OUTSIDE THE ABADI DEH IN AGRICULTURAL ZONE

A farm house in rural zone, outside abadi-deh may be allowed if the area of the land is 2 acres or more on the following conditions.—

Size of farm	Maximum coverage on ground for dwelling unit (main building)	Maximum coverage on ground for farm shed (ancillary building)
(i) Site 2 Acres coverage	100 Sq. Mtrs.	1 per cent of the farm land (not more than 40 per cent) shall be used for labour/servant quarters.

For every additional 0.25 acre, 10 sq. mtrs. in main building subject to maximum of 200 sq. mtrs.

Maximum Height		
	Main dwelling unit	Ancillary building
(ii) Height and storey	6 metres Single storeyed	4 metres Single storeyed

(iii) Set Backs:—It shall be at least 15 metres away from the edge of the agricultural land on all sides provided that if land attached to the farm house abuts a road, the house shall be constructed with a minimum set back from the edge of the road as under:—

- | | |
|--|------------|
| (a) Where the road is bye-pass to a Scheduled Road | 100 Metres |
| (b) Where the road is a Scheduled Road | 30 Metres |
| (c) Any other road | 15 Metres |
- (iv) Approach Road:—(a) The approach road to the farms shall have a minimum right of way to 13.5 metres (45')
- (b) when the approach road serves more than one farm then the minimum right of way should be 18.30 metres (60 feet).
- (v) Basement:—Basement shall be permitted to the maximum extent of ground floor coverage but in the basement water-closet and bath room shall not be permitted.
- (vi) Ledge, Loft and Mezzanine floor:—Ledge, Loft and Mezzanine floor shall be permitted within the building subject to the restrictions above as well as the restrictions stipulated in the definition given in Part-II.
- (vii) Services:—Water Supply and Drainage:—(a) Good potable water supply should be available in the farm for human consumption in case of farm house is built.
- (b) Open sanitary drains or covered drains to be provided to clean the sheds in case of Dairy farms. Drains are to be provided for carrying rain water in case of all buildings.
- (c) Septic tank to be provided for disposal of human and animals waste as per provisions of the Controlled Area Act.
- (d) The distance between septic tank and open wells or tubewell shall be as provided in the controlled Areas Act.

2. (1) If any person/company desire to carve out farms on an area above 10 acres by subdividing the areas then he shall have to get the layout plan approved from the Director:

Provided that Government may amend the minimum size of the farm for any schemes sponsored by the State Government/State Agency for the proper utilisation of the rural zone.

XVIII. RELAXATION OF DEVELOPMENT PLAN:

Government may in case of hardship or with a view to save any structures constructed before the material date, relax any of the provisions of the Development plan on principle of equity and justice on payment of such development charges and on such conditions as it may deem fit to impose,

(Sd.)

District Town Planner,
Sonipat.

APPENDIX 'A'**1. Residential Zone**

- (i) Residences
- (ii) Boarding house
- (iii) Social Community, Religious and recreation buildings
- (iv) Public Utility Buildings.
- (v) Educational Buildings and all types of school and colleges where necessary.
- (vi) Health Institutions
- (vii) Cinema
- (viii) Retail shops and restaurants.
- (ix) Local Service Industries.
- (x) Petrol filling stations.
- (xi) Bus stops, Tonga, Taxi, scooter, rickshaw stands.
- (xii) Nurseries and green houses.
- (xiii) Any other minor need ancillary to residential use.

As required for the local needs of major use and at site earmarked for them in the sector plan or in the approved layout plan of the colonies.

2. Commercial Zone

- (i) Retail trade
- (ii) Wholesale trade
- (iii) Warehouses and storages.
- (iv) Commercial offices and Banks
- (v) Restaurants, Hotels, Transient boarding houses including public assistance institutions providing residential accommodation like Dharamshalla, tourist House, etc.
- (vi) Cinemas and other places of public assembly like the theatres, club, dramatic clubs, etc. run on commercial basis.
- (vii) Professional establishments
- (viii) Residence on the first and higher floors.
- (ix) Local Service Industry.

(a) Public Utility Buildings.**(aa) Petrol filling station and service garages.****(ab) Loading and Unloading yards.****(ac) Parking spaces, bus stops, taxi, tonga and rickshaw stand.****(ad) Town Parks.****(ae) Any other use which the Director in Public interest may decide.****3. INDUSTRIAL ZONE****(i) Light Industry.****(ii) Medium Industry.****(iii) Service Industry.****(iv) Warehouse and storages.****(v) Public Utility Community Bldg. and Retail shops.****(vi) Parking—Loading and unloading areas.****(vii) Truck stands, bus stops, taxi, tonga and rickshaw stands.****(viii) Petrol filling station and service garages.****(ix) Any other ancillary use permitted by the Director.**

At sites earmarked for them in the sector plan or in the approved layout plan of the colonies.

4. TRANSPORT AND COMMUNICATION ZONE**(i) Raliway Yards, Railway station and siding.****(ii) Transport Nagar, roads and transport depots and parking areas.****(iii) Lock yards, jetty's piers.****(iv) Airports and Air Stations.****(v) Telegraph offices, Telephones and Telephone Exchange.****(vi) Broadcasting stations.****(vii) Television Station.****(viii) Agricultural horticulture and Nurseries at approved sites and pericd.****(ix) Petrol filling stations and service garages.****(x) Parking spaces, bus stop/shelter, taxi, tonga and rickshaw stands.**

At sites approved by the Director, subject to the provision of section 3 of the said Act.

5. PUBLIC UTILITIES ZONE**(i) Water supply, installations including treatment plants.****(ii) Drainage and sanitary installation including disposal works.****(iii) Electric power plant, sub-stations, etc, and staff quarters at approved sites.****(iv) Gas installation and gas works.****6. PUBLIC AND SEMI-PUBLIC USES ZONE****(i) Government offices, Government Administration Centres, secretariates and Police Station****(ii) Education, Cultural and Religious Institutions.****(iii) Medical and Health Institutions**

(iv) Civic, Cultural and special institutions like theatres open air house, etc. of predominantly non-commercial nature.

(v) Land belonging to defence.

(vi) Any other use which Government in public interest may decide.

OPEN SPACES

(i) Sports grounds, stadium and playgrounds.

(ii) Parks and green belts.

(iii) Cemeteries, crematories, etc.

(iv) Any other recreational use with the permission of the Director.

AGRICULTURAL ZONE

(i) Agricultural, horticultural, dairy and poultry farming.

(ii) Village Houses within abadi deh.

(iii) Farm house outside abadi deh subject to restriction as laid down in zoning regulation No. XVII

(iv) Expansion of existing village continuous to abadi deh if undertaken a project approved or sponsored by the Central or State Government.

(v) Milk chilling station and pasturisation plants.

(vi) Bus-stand and Railway station.

(vii) Air ports with necessary buildings.

(viii) Wireless stations.

(ix) Grain godowns/storage spaces at sites approved by the Director.

(x) Weather station.

(xi) Land Drainage and Irrigation, hydro-electric work and tubewell for irrigation.

(xii) Telephone and electric transmission lines and poles.

(xiii) Mining and Extraction operations including lime and brick kilns, stone quarries and crushing subject to the rules and at approved sites.

(xiv) Cremation and burial grounds.

(xv) Petrol filling station and service garages.

(xvi) Hydro-electric/thermal sub-stations.

(xvii) Any other use which Government may in public interest decide.

As approved by the
Director.

A. N. MATHUR,

Secretary to Government, Haryana,
Town and Country Planning Department.

See Map on Page 93 & 95

GOHANA

EXISTING LAND USE PLAN OF CONTROLLED AREA

LEGEND

CONTROLLED AREA BOUNDARY

MUNICIPAL BOUNDARY

VILLAGE BOUNDARY

VILLAGE ABADI

RAILWAY LINE

METALLED ROAD

REVENUE RASTA

DISTRIBUTORY/MINOR

DRAIN

EXISTING BUILDINGS IN CONTROLLED AREA.

EXISTING TOWN.

EXISTING INDUSTRIES.



2640 1320 0 2640 5280 7920

SCALE = 1" = 2640'

DRAWING NO: D.T.P.(S) 508/82 DATED: 1-3-1982

DRAWN BY *[Signature]*

PLANNING ASSISTANT *[Signature]*

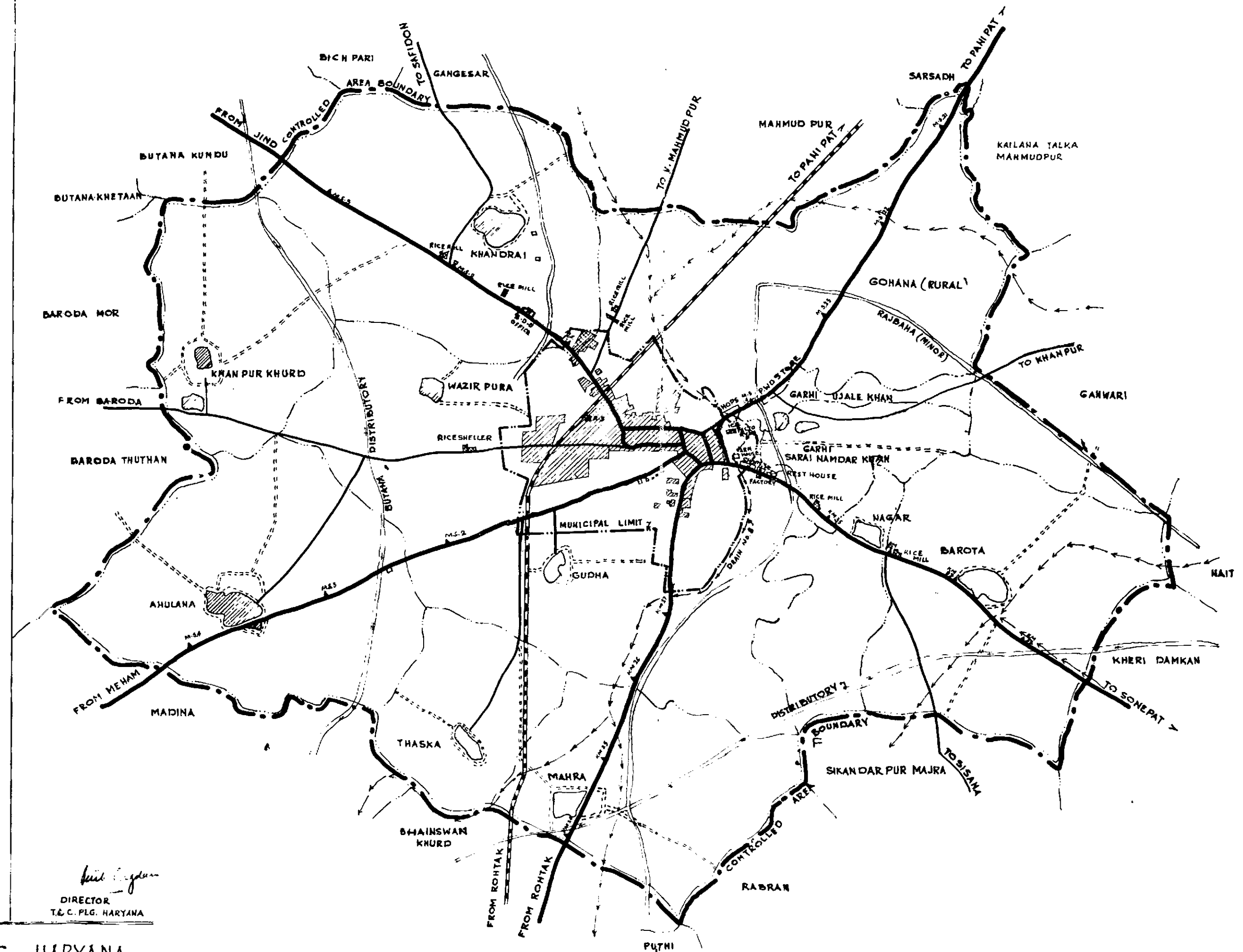
ASSISTANT TOWN PLANNER *[Signature]*

DISTRICT TOWN PLANNER *[Signature]*

CHIEF TOWN PLANNER
HARYANA

DIRECTOR
T & C. PLG. HARYANA

DEPTT. OF TOWN & COUNTRY PLANNING, HARYANA.



GOHANA

DRAFT DEVELOPMENT PLAN-2001 A.D.

PROPOSED LAND USES.

LEGEND

EXISTING FEATURES:-
CONTROLLED AREA BOUNDARY.
MUNICIPAL BOUNDARY.
ROADS.
RAILWAY LINE/STATION.
REVENUE RASTA.
DISTY/MINOR/DRAINS.
INDUSTRIES.
ABADI.

PROPOSALS

- 100 RESIDENTIAL.
- 200 COMMERCIAL.
 - 210 RETAIL TRADE.
 - 220 WHOLE-SALE TRADE.
 - 230 WARE HOUSES & STORAGE.
 - 240 OFFICES & BANKS INCLUDING GOVT. OFFICES.
 - 250 RESTAURANTS, HOTELS & TRANSIENT BOARDING HOUSES INCLUDING PUBLIC ASSISTANCE INSTITUTIONS PROVIDING RESIDENTIAL ACCOMMODATION LIKE DHARAMSHALA TOURIST HOUSES ETC.
 - 260 CINEMA & OTHER PLACES OF ASSEMBLY RUN ON COMMERCIAL BASIS.
 - 270 PROFESSIONAL ESTABLISHMENTS.
- 300 INDUSTRIAL.
 - 310 LIGHT INDUSTRY
 - 320 MEDIUM INDUSTRY
- 400 TRANSPORT & COMMUNICATIONS
 - 410 RAILWAY YARD RAILWAY STATION & SIDINGS.
 - 420 ROADS & ROAD TRANSPORT DEPOTS & PARKING AREA.
- 500 PUBLIC UTILITIES
 - 510 WATER SUPPLY INSTALLATION
 - 520 DISPOSAL WORK
- 600 PUB. & SEMI PUB. USES.
 - 610 GOVT. ADMINISTRATIVE CENTRES, SECTT. TEN. OFFICES.
 - 620 LAW COURTSTAIL, POLICE STATIONS ETC.
 - 630 EDUCATIONAL CULTURAL & RELIGIOUS INSTITUTIONS.
 - 640 MEDICAL & HEALTH INSTITUTIONS
- 700 OPEN SPACE.
 - 710 SPORTS GROUNDS STADIUM PLAY GROUNDS.
 - 720 PARKS
 - 730 OTHER RECREATIONAL USES.
 - 740 CEMETERIES CREMATORIA ETC.
 - 750 GREEN BELTS.
- 800 AGRICULTURAL LAND.
 - PROPOSED DENSITY/ACRS.
 - SECTOR NUMBER.
 - MILE/KILOMETRE STONE.



1640' 1320' 0' 2540' 5280'
SCALE - 1" = 2640'-0"

DRG. NO. D.T.P. (S) 523/83 DATED 14-2-83

DRAWN BY. Ved. Pal
PLANNING ASSTT. Ram Singh
ASSTT. TOWN PLANNER J. S. G. G. G.
DISTT. TOWN PLANNER H. S. G. G. G.

CHIEF TOWN PLANNER
HARYANA

DIRECTOR
T & C. PLG. HARYANA

DEPTT. OF T&C PLG. HARYANA

